

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
DRAFT MINUTES  
February 19, 2021**

CALL TO ORDER: 9:00a.m. Zoom Webinar

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)  
Margaret Hannaford – City & County of San Francisco (CCSF) (via Zoom)  
Stu Gilman – Modesto Irrigation District (MID) (via Zoom)

OTHERS PRESENT: Tou Her – Turlock Irrigation District (TID)  
Chad Tienken- Modesto Irrigation District (MID) (via Zoom)  
Ryan Reis – DPRA, Department Manager  
Brannon Gomes – DPRA, Division Manager (via Zoom)  
Jim McCoy – DPRA, Division Manager (via Zoom)  
Rebecca Dack – DPRA, Administrative Assistant  
Sara Lima – DPRA General Counsel  
Michael Warntjes – Suntex, Regional Vice President (via Zoom)  
Katie Linton – Suntex (via Zoom)

**CALL TO ORDER**

This meeting is being conducted via webinar, pursuant to Executive Orders signed by Governor Gavin Newsom related to the ongoing COVID-19 pandemic, including provisions regarding the Brown Act. Members of the Board of Directors and the public will participate in the meetings by utilizing Zoom’s webinar feature or through a phone number, both of which are provided in the meeting agenda. Instruction sheet for Zoom log in was provided to the Board of Control and the public prior to the meeting. Director Macedo notified the public there would be opportunities for the public to comment on each agenda item immediately following each agenda item.

**ADJOURN TO CLOSED SESSION**

Director Hannaford motioned to adjourn to closed session and Director Gilman seconded motion. The Board of Control adjourned to closed session for conference with legal counsel for anticipated litigation: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 - 1 Case

**REPORT OF ACTION TAKEN IN CLOSED SESSION**

The public meeting reconvened at 10:10am and the Board reported that no action was taken in closed session.

**PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS**

Director Macedo noted that he would open to public comment during each agenda item.

**SUNTEX MARINAS’ RATE PROPOSAL**

Suntex Regional Vice President, Michael Warntjes, presented the proposal. He reviewed the process of determining the proposed rates based on customer satisfaction with surveys, secret shoppers, etc. He also reviewed Suntex’s pricing methods.

Mr. Warntjes proceeded to review the rates for dry storage, service, boat club, houseboat rentals and boat lifts. He noted there is one change to proposed dry storage.

Mr. Warntjes proceeded to review the dock project timeline. He noted Suntex has filed CEQA and is working with Tuolumne County on any necessary permitting. There was some additional discussion on the dock project and the comparable fees for the proposed rate for C-Dock and new house boat slips.

There was some discussion regarding the service department and inventory processes.

Mr. Warntjes noted the motor repair shop project has been postponed due to additional costs Suntex hopes the project will still be done in 2021, but if not the target date for the motor repair shop will be 2022.

Mr. Warntjes noted a new service manager has been hired and is expected to start at the service yard on March 1, 2021.

There was discussion regarding the proposed rates for haul and launch. Mr. Warntjes explained the rates are more about tonnage than size and length of boat as the weight dictates time and materials.

There was some discussion regarding the work at the private houseboat marina. Suntex has worked with the contractor to determine a timeline with the contractor. As of today, June 15 is the time frame the contractor has committed to.

There was discussion regarding the length of the dock for fuel and pump outs. Mr. Warntjes noted it was determined at the last meeting that 50ft would be ample so they have increased the length from 40ft to 50ft.

The Board deliberated and decided to postpone the vote regarding the proposed rates for dry storage until the March 12, 2021 Regular Board Meeting.

Director Hannaford recommended approval for Suntex's Proposed 2021 rates for the boat lifts, boat club, house boat rentals and boat rentals. Director Gilman seconded the motion. Motion carried.

There was some discussion regarding the proposed dry storage rates and list of projects needing to be completed prior to implementation if rates are approved. The Board deliberated and agree to review and revisit this part of the proposal at the Regular Board Meeting on March 12, 2021.

Director Hannaford recommend approval of Suntex's Proposed 2021 rates for the transient slips increase to \$30 per day and the new uncovered house boat slips at \$665.95. Director Gilman seconded the motion. Motion carried.

Director Gilman moved to approve Suntex's Proposed 2021 Service Rates without the proposed rates for "haul and launch". Director Hannaford seconded after confirming the daily yard use rate listed is for contractors, not boat owners. Motion carried.

Director Reis clarified that at the Regular Meeting scheduled for March 12, 2021, the proposed rates for dry storage, C-Dock and Haul and Launch will be revisited. All of the other proposed 2021 Suntex rates has been approved.

Director Hannaford noted she would like Suntex to provide more information. She has requested that Suntex looking at the McClure rate again for all boats per linear foot and then cover 95% of the boats and maybe have a time and materials not to exceed for 5% of the boats 60ft and over.

Director Reis reviewed next meeting dates.

Director Macedo called for a motion to adjourn the meeting. Director Gilman motioned to adjourn. Director Hannaford seconded and the motion carried.

#### **ADJOURNMENT**

Due to no further business, the Board adjourned at 12:46 p.m.

Respectfully Submitted,

Ryan Reis  
Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Williams, Edwards  
Messrs. Fernandes, Reimers, Macedo, Her  
Messrs. Gilman, Tienken, Wenger